

Columbus Redevelopment Commission

Presentation on

An Update on Downtown and Community Development

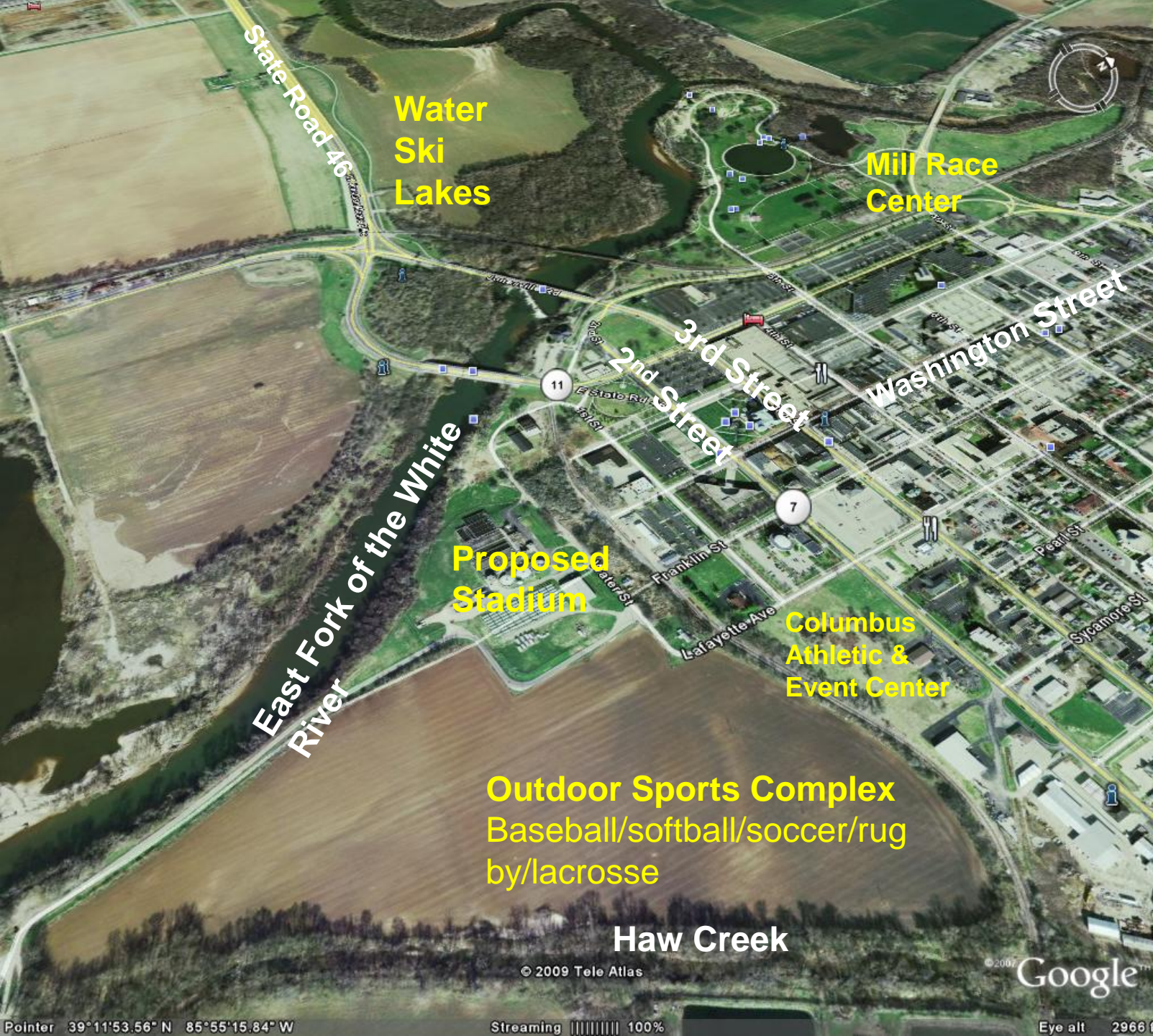
Columbus, Indiana

March 12, 2010



Downtown Columbus 2007 – Where we started







ColumbusIndiana
Unexpected. Unforgettable.

Columbus 2011



**Hotel Indigo
(Complete)**

**Proposed Housing /
Commercial / Parking
(Current Post Office)
(long term project)**

**Jackson St. Parking
Garage
(Complete)**

**Richard L. Johnson
Meeting &
Education
Center (2nd 1/4 2010)**

**The
Commons
(3rd 1/4 2009)**

**Candlewood
Suites
(2nd 1/4 2010)**

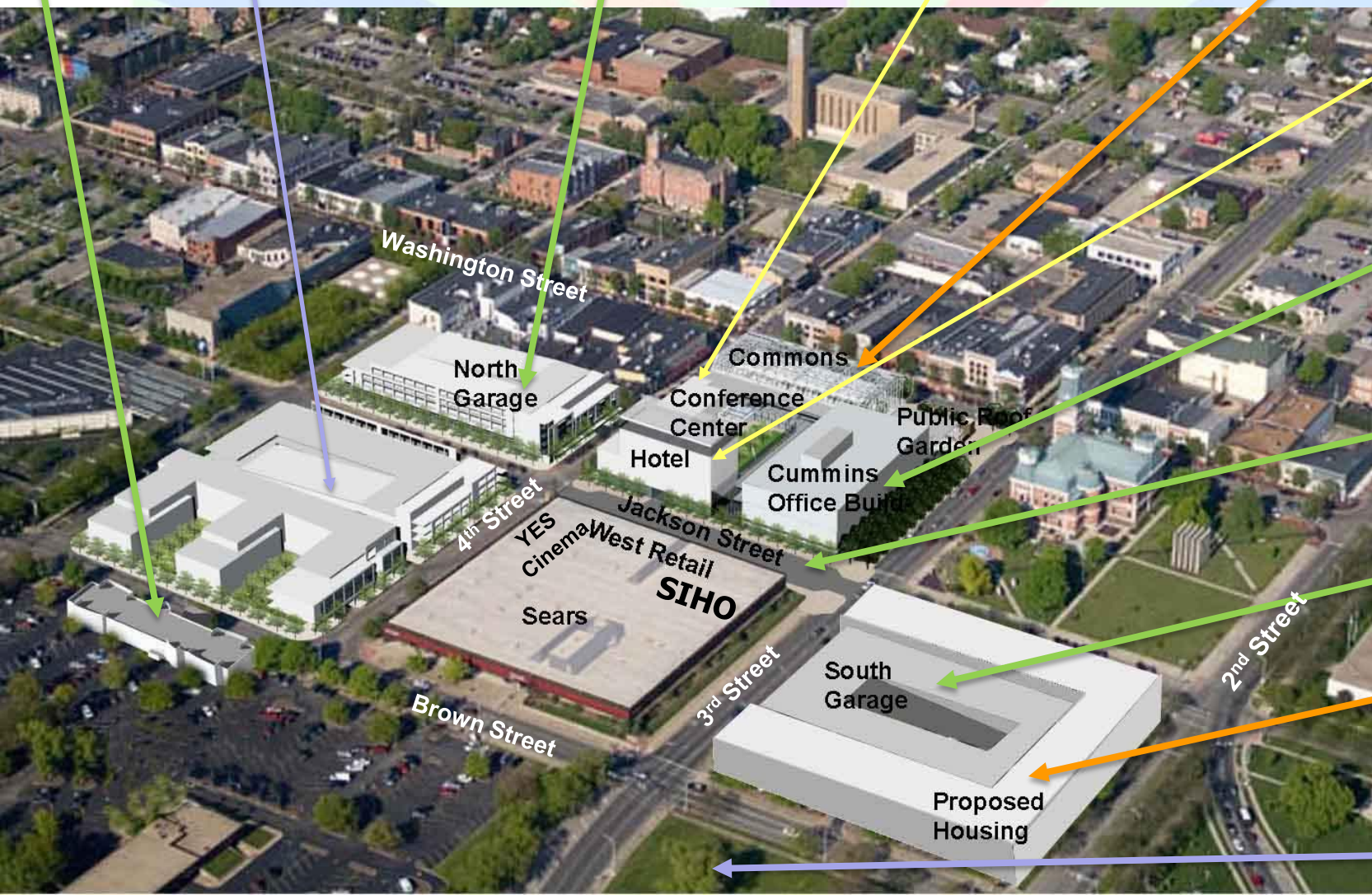
**Cummins
Office
Building
(Complete)**

**Jackson
Street
Extension
(99% Complete)**

**2nd Street
Parking
Garage
(complete)**

**Proposed
Housing
(1st 1/4 2010)**

**Future
Development
(Long Term
Project)**



Downtown Development Goals

1. Enhance Columbus' **regional appeal** by directing appropriate development towards downtown

- kidscommons
- Indigo Hotel
- Jackson Street Garage
- Cummins Office
- 2nd Street Garage
- Commons
- Housing
- Columbus Athletic and Event Center
- Outdoor Sports
- Water Ski Lakes
- Candlewood Suites
- Richard L. Johnson Meeting and Education Center



Downtown Development Goals

2. Remove barriers to future quality **Downtown development initiatives**

- Creation of Riverfront District
- Infrastructure - Parking
 - Construction of Jackson Street Garage
 - Construction of 2nd Street Garage
- Tax Abatement



Downtown Development Goals

3. Pursue “vibrant urbanity” by converging markets (*live, work, play, and shop*) to shape Downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors
- Bistro 310
 - Garage Pub & Grill
 - kidscommons
 - Commons
 - Reconstruction of 4th Street
 - Reconstruction of Jackson Street
 - Zaharako’s

Columbus, Indiana



Downtown Development Goals

4. Broaden Downtown's roles as a **housing** market and **neighborhood service center**

- Casa Verde / Jackson Place
- Housing around 2nd Street Parking Garage – 179 units
- Odd Fellows Hall
- Viewpoint Corner
- Commons

Columbus, Indiana



Downtown Development Goals

5. Reinforce the existing physical fabric of Downtown to better communicate a **sense of place** including a stronger definition of districts, gateways, **gathering places**, and relationships to surrounding neighborhoods

- Commons
- kidscommons
- Mill Race Center
- 2nd Street Parking Garage / Housing
- Columbus Athletic & Event Center
- 4th Street Reconstruction



Hospitality – Hotel Indigo

- **A new class of hotel, for a different class of guests.** Hotel Indigo isn't just another place to stay. It's an intriguing, inclusive, inspiring experience specifically designed for travelers who aspire to something more than run-of-the-mill accommodations.
- 85 rooms
- \$9 million in private investment
- 6 year abatement



Hospitality – Parking Garage



Cummins



2nd Street Garage / Housing

- Economic Development driver
- 700 spaces
- \$1 million investment – State
- \$3 million investment – Lawrenceburg
- \$1 million investment – Columbus
- \$2.6 million investment – Cummins
- Will convert property generating \$4,000 in taxes to one that generates \$180,000 - \$250,000 plus in taxes
- 179 apartments
- \$15 million private investment



2nd Street Parking/Housing Project



Aerial view from southeast



2nd Street Parking/Housing Project



Aerial view from southwest



2nd Street Parking/Housing Project



3rd Street elevation



Sports – Indoor Facility

- Private development
- 125,000 square feet
- \$12 - \$14 million investment
- Soccer, basketball, volleyball, softball, training
- Working through questions and gathering additional information
- Currently generates \$16,000 in taxes and will generate about \$180,000 in taxes annually



Sports – Outdoor Sports Field Facilities

- Development of 4 – baseball / softball fields, 4 soccer fields, & stadium
- Based on our experience with amateur sports the projected economic impact to the City will be about \$3 million annually



Sports – Ski Lake Facilities

- Development of a 3 lake complex for slalom, trick, jump and wakeboarding
- Facilities will also be used for tri-athlete competitions
- Based on information provided by Iron Girl Competition and USA Water Ski the projected economic impact to the City will be \$1.15 to \$2.9 million annually from just two events



Commons



What the community has told us they want





New Indoor Playground with Luckey Climber



Hospitality – Candlewood Suites & Richard L. Johnson Education and Meeting Center

- Candlewood Suites' high-quality accommodation caters to mid-market business and leisure travelers looking for a multiple night hotel stay. 86 room extended stay
- Retail along 4th Street
- \$16 million in private investment
- Construction start September of 2008
- No abatement



Project	Agency / Grantor / Developer	Public	Private	Other	Total	Status	Start	End	Open
Completed									
Hotel Indigo	Dora Bros. / ISMF		\$9,000,000		\$9,000,000	Completed			
Jackson Street Parking Garage	CRC	\$8,000,000			\$8,000,000	Completed	September '07	June '08	July '08
Cummins Office	Dora Bros. / ISMF		\$12,500,000		\$12,500,000	Completed	March '08	March '09	May '09
2nd Street Parking Garage	CRC	\$1,000,000	\$2,600,000	\$4,000,000	\$7,600,000	Completed	September '08	March '09	September '09
Jackson Place	Micheal Greven		\$11,000,000		\$11,000,000	Phase 1 complete			April '09
Zaharako's	Developer		\$4,000,000		\$4,000,000	Completed			June '09
Underway									
Commons	CRC / ISMF/ Cummins / Heritage / Developer	\$9,000,000	\$9,000,000		\$18,000,000	Construction	September '09	March '11	April '11
Mill Race Center	Mill Race Center	\$2,000,000	\$5,500,000		\$7,500,000	Construction	October '09	December '09	January '10
Announced									
Indoor Sports	Collaboration		\$12,000,000		\$12,000,000	Working with Developer	Unknown	Unknown	Unknown
Outdoor Sports	City					Phase 1	Fall '09	Summer '10	Summer '10
Imminent									
Candlewood Suites	Dora Bros. / ISMF		\$10,000,000		\$10,000,000	Site being prepped	September '08	September '09	October '09
Richard L. Johnson Education & Meeting Center	Dora Bros. / ISMF		\$6,000,000		\$6,000,000	Site being prepped	September '08	September '09	October '09
Residential Development	Developer		\$15,000,000		\$15,000,000	Securing Approvals	November '09	January '11	January '11
In Development									
		16.58%	80.10%	3.32%					
Total		\$20,000,000	\$96,600,000	\$4,000,000	\$120,600,000				
Long Term									
Outdoor Sports	City	\$15,000,000			\$15,000,000	Master planning	Unknown	Unknown	Unknown
River Front Development	Unknown		\$12,000,000		\$12,000,000	On Hold	Unknown	Unknown	Unknown
Post Office	Developer		\$25,000,000		\$25,000,000	working with Post Office	Unknown	Unknown	Unknown
		20.28%	77.40%	2.32%					
Total		\$35,000,000	\$133,600,000	\$4,000,000	\$172,600,000				

